

TRANSFER  
TAX  
PAID

023075

37-135-2

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That NEW HORIZONS REALTY AND MANAGEMENT CORPORATION f/k/a New Horizons Realty Management Corporation, a Maine Corporation organized and existing under the laws of the State of Maine and having its principal place of business in Waterville, Kennebec County, State of Maine, for consideration paid, grants to THOMAS J. FIOLA of Waterville, Kennebec County, State of Maine, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said THOMAS J. FIOLA, his heirs and assigns forever,

THE UNITS known and designated as Units B-2 and B-3 in NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat and Plans by A.E. Hodsdon, Consulting Engineers, entitled "New Horizons" Professional Office Condominiums and filed in the Kennebec County Registry of Deeds in Plan File E-87062 and Plan File E-88166. Specific reference is made to the NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated May 12, 1988, and recorded in said Registry in Book 3346, Page 105 and re-recorded in Book 3362, Page 33, and amendment thereto, dated August 5, 1988 and recorded August 10, 1988, in Kennebec County Registry of Deeds, Book 3402, Page 203, and the same are incorporated by reference herein. The aforesaid Plat and Plans are Exhibit C to the Declaration.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Units are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said THOMAS J. FIOLA, his heirs and assigns, to him and their use and behoof forever.

AND it does covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will warrant and defend the same to the said Grantee,

his heirs and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, it, the said NEW HORIZONS REALTY AND MANAGEMENT CORPORATION, has caused this instrument to be sealed and signed in its corporate name by Roger D. Knauff its President, thereunto duly authorized, this *22nd* day of *Sept.*, 1988.

NEW HORIZONS REALTY AND  
MANAGEMENT CORPORATION

By

*Roger D. Knauff*  
Its President

Roger D. Knauff

*September 22, 1988*

STATE OF MAINE  
KENNEBEC, SS.

Personally appeared the above-named Roger D. Knauff, President of said NEW HORIZONS REALTY AND MANAGEMENT CORPORATION, as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

*Susan R. Jackson*  
Notary Public



SUSAN R. JACKSON  
Notary Public - Maine  
My Comm. Expires 6-23-92

RECEIVED KENNEBEC SS.

1988 SEP 28 AM 9:00

WITNESSES: *Harold B. [illegible]*  
REGISTER OF DEEDS